

**JBS MEAT PACKING PLANT
REZONE
PLANNING COMMISSION MEETING
JANUARY 8, 2015**

JBS is again requesting to rezone the previous parcels requested along with the property around the Hammond House (See enclosed map). They are asking for a rezone from R2 to M2 as previously requested. A public hearing will be held and all joining landowners have been notified. I have also enclosed a copy of the site plan that they will be proposing in future meetings. This will show you what they will be doing with this rezone property. I have visited with the ULCT attorney and she said that the city could have JBS record on the deed that this property could only be used for roadways, parking, landscaping, etc., and that no building could be placed on this property if it was rezoned to M2. JBS seems to be agreeable to this. They are also proposing an 8 foot tall decorative concrete wall 28 feet away from the property line along the back of the lots of the homes in the R2 zone.

They are also asking to rezone a piece of property on the west side of 200 West to allow for a parking lot in that area also (See enclosed map). This parcel is partially in the County so we would only be rezoning the portion in the city. I have also added a copy of their future site plan for this location.

This new proposal addresses the traffic issues and allows traffic to use 200 West along with Center Street. The concrete wall and landscaping areas should help create a much better barrier between the plant and the homes.

[illegible]

61-12040-0036

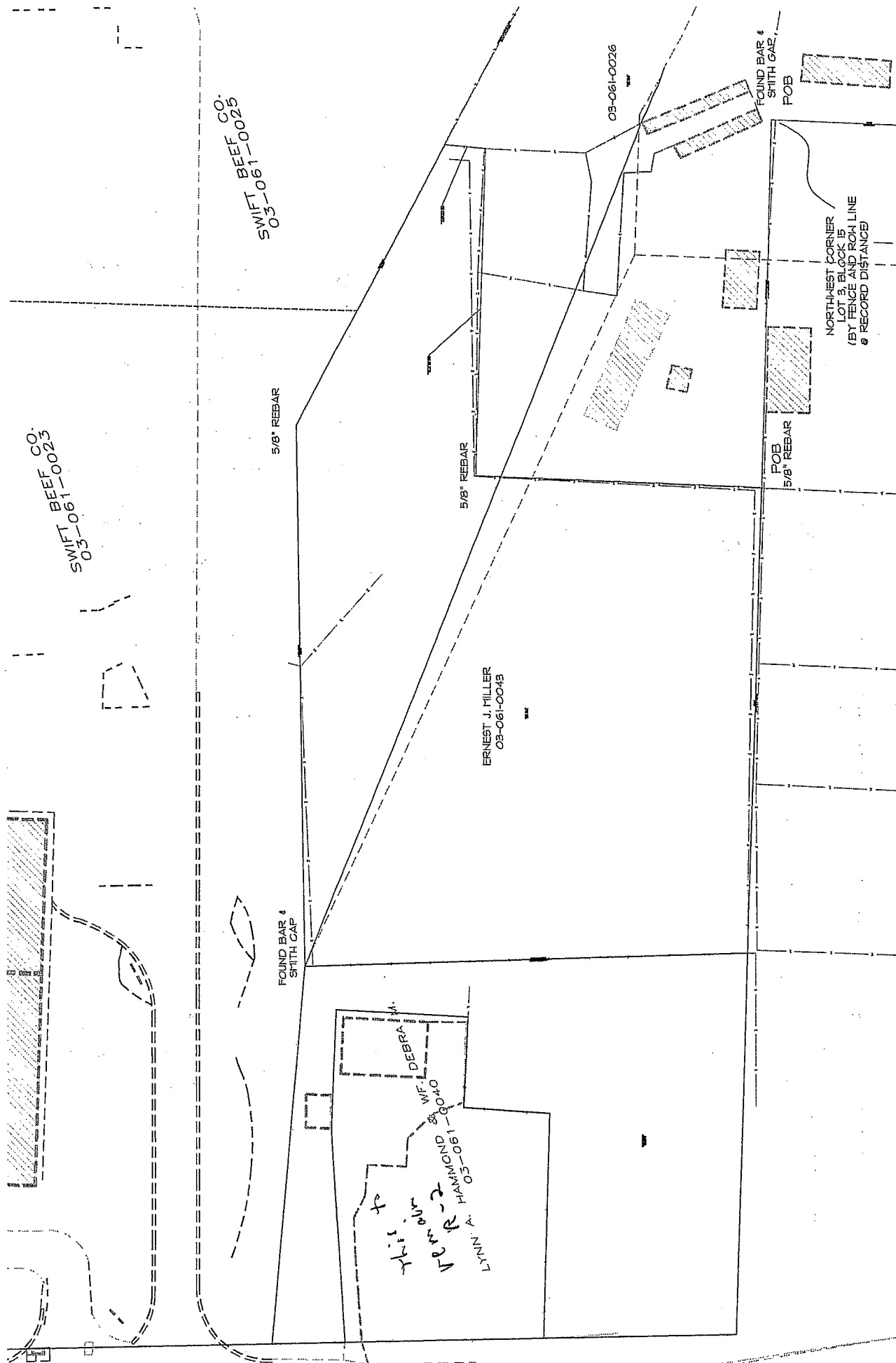
SWIFT BEEF CO.
03-061-0025

PARCEL 20.22.23
791 014 sq. ft.
18 16 acres

2 DEBRA
WF.
HAMMOND & CO
A. HAMMOND & CO
YNN 03-061-0040

WILLOW 01-038-0006 VALLEY HOLDINGS LLC

WILLOW 0: VP



ST STREET

Survey Narrative
1. Basis of Bearings for this Survey is South 21° 30' 01" East, between the centerline marker at the intersection of 400 North Street and 300 West Street and the monument of the South quarter of section 32.

2. The purpose of this survey is to retrace the boundaries the two properties recorded at filing # 656651 and filing # 199220 in the Office of the Cache County Recorder.

3. Retracement: West line of -0001 determined from found markers (Foresight) and an existing fence, the North and South lines were determined from the Right of Way with the Rail Road and 400 North Street respectively, the East line of -0001 and the East line of -0002 was determined from the extension of existing evidence of the North-South quarter section line, East line of -0002 determined from the Right of Way with 200 West Street.

4. Placed 5/8" x 3/4" rebar and plastic caps at corners as shown. The South East corner of -0002 is a nail in the asphalt.

GERALDINE N TR LEISHMAN
03-060-0081

I, LAYNE J. SMITH, DO HEREBY CERTIFY THAT THIS IS A TRUE AND
ACCURATE MAP OF LANDS SURVEYED UNDER MY SUPERVISION AND
DIRECTION, AND SAID SURVEY IS FULLY AND CORRECTLY DESIGNATED
THEREON.

LAYNE J. SMITH, LICENSE No. 334561 UTAH DATE OF SURVEY

SHARRON E & MILTON H IRELAND
03-060-0082

SHIFT BEEF COMPANY
03-060-0011

16622 SQ FT
1.16 ACRE

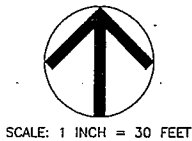
SHIFT BEEF COMPANY
03-061-0002

46588 SQ FT
1.07 ACRE

Parcel 03-061-0002,
Part of the Southeast quarter of Section 32, Township 11 North, Range 1
East described as follows:
Beginning at a point which lies N00°00'08"E, 960.05 feet from the
South quarter corner of said Section 32 (said point being by record 14.25
chains North of the Southeast corner of the Southwest quarter of said
section);
and thence North 00° 00' 08" East (North by record) 286.60
feet (245' by record) to the South Right of Way of the Oregon Short
Line Rail Road;
thence South 65° 59' 09" East (Easterly by record) along the
South Right of Way line of the Oregon Short Line Rail Road 203.54 feet
(218.68' by record) to the West Right of Way of 200 West Street;
thence South 01° 04' 00" East, along the West Right of Way of
200 West Street, 210.28 feet (217.44' by record) to the North Right
of Way of 400 North Street;
thence North 88° 02' 40" West (South 88° 56' West by record)
along the North Right of Way of 400 North Street, 184.96 feet (207' by
record) to the point of beginning.
Containing 1.07 acres +/-.

Parcel 03-060-0011,
Part of the South-West Quarter of section 32, Township 11 North, Range 1
East described as follows:
Beginning at a point which lies N00°00'08"E, 960.05 feet from the
South Quarter Corner of said Section 32 (said point being by record
14.25 chains North from the SE corner of the SW quarter of section 32);
and thence North 88° 02' 40" West (West by record) along the
North Right of Way of 400 North Street, 233.71 feet (312.8' by record)
to a point that lies by record 26 rods 5.3 feet west 61 rods North; and
182.0 feet East of said South Quarter Corner.
thence North 00° 58' 59" East (North by record, also North
00°51'46" East by record) along an existing fence, 312.61 feet (314' by
record) to the South Right of Way of the Oregon Short Line Rail Road;
thence the following two courses along an existing fence which runs
along the South Right of Way line of the Oregon Short Line Rail Road to
a point that lies by record 18 rods North of the point of beginning;
1. 145.18 feet along the arc of a curve to the right with a radius of
150.92, included angle of 05°31'42", and a long cord bearing South
68°39'38" East, 145.18 feet;
2. South 65°59'09" East, 100.26 feet;
(the previous two courses being South-Easterly by record)
thence South 00° 00' 08" East, 286.60 feet (South, 18 rods by
record) to the point of beginning.
Containing 1.16 acres +/-.

SOUTH QUARTER CORNER, SECTION 32,
TOWNSHIP 11 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
FOUND BRASS CAP
(CACHE COUNTY MON. # 1002)



NOTES

LEGEND

- PROPERTY LINE
- EXISTING FENCE
- EXISTING EDGE OF ASPHALT
- EXISTING EDGE OF CONCRETE
- ADJACENT PROPERTY LINE
- EXISTING RAILROAD TRACKS
- SET PROPERTY MARKER
- EXISTING PROPERTY MARKER
- EXISTING BUILDINGS
- SECTION CORNER MONUMENT
- HYRUM CITY CENTERLINE MARKER

REV#	REVISION DESCRIPTION	DATE



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Project Title:
**JBS SWIFT
HYRUM BEEF PLANT**
HYRUM, CACHE COUNTY, UTAH

Sheet Title:
**BOUNDARY
SURVEY**

Drawn By: J. BOCKLY	Project Number: 14-037	Drawing Type:
Designed By:	Date: 30 JUL 2014	Sheet Number: 1
Reviewed By: L. SMITH	Sheet Scale: 1" = 30'	1 of 1